

City of Taunton, MA

141 Oak Street, Taunton, MA 02780
ph: (508) 821-1000

11-6-14 mins.

TAUNTON PLANNING BOARD MINUTES CITY HALL, TAUNTON, MA 02780

Meeting held at Maxham School, 141 Oak St. Taunton, Ma.

DATE: November 6, 2014

BOARD MEMBERS: Daniel Dermody, Chrmn. Anthony Abreau
Bob Campbell V.C. Arthur Lopes
Manuel Spencer, Clerk Joshua Borden
John Reardon

ADVISORS: Mark Slusarz, City Engineer
Kevin Scanlon, City Planner

Roll Call: Borden, Abreau, Spencer, Lopes, Campbell, Borden present. Meeting opens at 5:30 PM.

Arthur made motion to accept minutes of October 2, 2014 meeting, seconded by Tony. All in favor.

Site Plan Review – 405 Winthrop Street – Auto Sales & Auto Repair – submitted by Henry Johnson & Tony Lima – owner of property Timothy McCarthy

Clerk Spencer read the DIRB, TMLP and Water Dept. comments into the record which were placed on file. Paul Patneaud, P.E.. Earth Services Corp. was invited into the enclosure. Paul presented updated plans that incorporated the DIRB conditions. If they do auto repair they will need to install an oil/gas separator. City Engineer Mark Slusarz asked if they were going to do auto repair and they answered yes. Paul states this is the property to the left of Dunkin Donuts on Winthrop Street. Bob asked about using stone dust or recycled asphalt? Paul stated they will use that where the handicapped parking space will be. Paul stated the rest of the site will be stone dust or gravel. John asked if they plan on doing any modifications to the site? He had concerns with the garage door on the Dunkin Donuts side. It was asked if they are selling cars there now and it was noted they are only storing cars on the property. John stated the DIRB wants the 2 lots to be combined. Arthur asked what are the hours of operation? Paul did not know. Bob suggests having no washing outside because it's so close to the brook. City Engineer stated the washing spaces are on the opposite side and are outside the 100 foot buffer. He suggests "exterior car washing restricted to auto repair storage spaces.

Arthur asked is the entrance and exit off Winthrop Street and he answers ye. John thinks 21 cars is too much for this site. Paul stated they will be doing slight grading to the left rear of the site. Josh also stated he too thinks it's too congested for 21 vehicles. Arthur asked about the Repair business be for the vehicles sold only? Henry Johnson, applicant was invited in. He stated the hours of operation will be probably Monday – Saturday, no Sunday. They asked him about the car washing ? He stated it's for his own vehicles. It is not a "car wash" open to the public. Manny asked if they planning on any improvements to the site? Manny stated the site is an eyesore. They will keep it clean and Paul stated they will have some sense to the cars, right now they are just all over the place. Arthur asked if the stone dust will be ok? Paul stated yes once it's stabilized. The Board wanted no parking in front of the overhead door. Manny suggests reducing the number of vehicles from 21 to 15. Mr. Johnson was agreeable to 15. They went over the hours of operation Monday – Friday, till 9:00 PM., Saturday till 7:00 PM and Sunday 1PM – 7PM (Auto sales only) No auto repair. Public Input: No one in favor or opposed.

Josh made motion to approve the Site Plan Review with the following conditions, seconded by Tony.

Condition #1) That the plans dated September 18, 2014 revised thru November 5, 2014 shall govern with the following additional conditions:

Condition #2) A Set up updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.

Condition #3) A backflow preventer shall be installed on the water service.

Condition #4) The site shall be kept clean and clear of debris.

Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the developer has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-built.

Condition #6) Lighting shall be zero lumens at the property lines.

Condition #7) The handicap parking shall be corrected to be code compliant.

Condition #8) The utility easements shall be identified along with any restrictions and a copy provided for the file.

Site Plan Review – One Porter Street – for the conversion of the existing building into a Martial Arts Studio – submitted by MU-HAN Martial Arts, Inc.

Clerk Spencer read DIRB, TMLP, & Water Dept. comments into the record and placed on file. Several Board member stated this is a big improvement to the site. Paul Patneaud, P.E., Earth Services Corp. was invited into the enclosure. Paul stated there will be no changes to building just adding landscaping and striping and dumpster. They were remodeling inside of building. Arthur asked if they will be using same driveway and Paul answers yes. Tony asked about the updated plans which will determine where the drainage is going. City Engineer stated yes they will and the found the location of the sewer. Public Input: No one in favor or opposed. Josh asked about the encroachment on the adjacent lot (Mill River) and it was stated they are going to move the fence themselves.

Josh made motion approve the Site Plan Review to include the following DIRB comments, seconded by Tony. All in Favor.

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Condition #6) Lighting shall be zero lumens at the property lines.

Condition #7) The handicap parking shall be corrected to be code compliant.

Condition #8) The utility easements shall be identified along with any restrictions and a copy provided for the file.

Public Hearing -Form J Plan – Waiver of frontage – 17 Whitsborough St. - to divide one lot into 2 lots. Submitted by Richard Mather

Roll Call: Spencer, Abreau, Reardon, Lopes, Borden, and Campbell present. Hearing opens at 6:15 PM

Clerk Spencer read dept. comments from the City Planner, B.O. H., City Engineer and Conservation Commission which were placed on file.

Motion made and seconded to invite petitioner into the enclosure . Richard Mather was invited in. He states he is proposing on putting house on top of hill. The foundation is 25' x 40' which will be about 1,000 square foot house. Vice Chairman Campbell explained what the ZBA votes on and what the P.B .has to act on. Richard suggested there is sufficient frontage for his house in back. Tony asked if the Fire Department commented and they did not. Tony asked about the wetland line running along the property line. There is only 15 feet of frontage and this hasn't been approved by Conservation Commission. Several Board members were concerned about that. Manny stated the applicant needs to be more prepared than this. Josh suggests submitted updated plans showing topography, driveway, steep slope, turnarounds and it has to have the Mass. State Plane Coordinates. Open public input.

Jean Silvia, 6 Whitsborough Street has some questions. She stated there is another big lot beyond this one that could possibly be developed. She is still confused about the 15 feet wide driveway. The Board stated this needs Conservation Commission approval.

Ana Correia, 9 Whitsborough St. hopes it won't bother the water table. After some more discussion the Board thought it was best to continue this so he can go to the Conservation Commission.

Josh made motion to continue until January meeting, after Conservation Commission approval. Seconded by Tony. All in favor.

Have the applicant submit updated plans showing topography, driveway, turn around and Mass. State Plane Coordinates. Keep public input open.

Motion made and seconded to revert out of the regular order of business.

E-5 Hoover Street – Release of last lot – holding \$5,000

John Garanito was invited into the enclosure. He is requesting release of last lot. The City Planner's letter recommending release of the last lot with \$3,000 of surety. We are holding \$8,000 and the remaining items are bounds, landscaping and top coat. Josh asked if the As-Builts were done and John answers partially. He asked if the street will be done and accepted this year. John answers no he will maintain this winter.

Arthur made motion to release last lot upon receipt of an additional \$3,000 of surety. seconded by Tony. All in favor.

Memo from City Engineer – relative to Dever Drive at Bay Street - Roundabout analysis

Received and place on file.

Meadow Lane Estates - Letter from Earth Services Corp. relative to construction inspections –

Vice Chairman Campbell stated this has been resolved.

Cont'd Ashleigh Estates – Update on Completion -

Steve Perry was invited into the enclosure. He stated they are out there working on sidewalks and getting prepped for ADA. They are removing and putting in correct pads for landing per ADA requirements. They are hoping to get in before winter. Hyde paving is doing the paving.

Letter from City Engineer dated Oct. 31, 2014 giving estimate of remaining work for Steve Drive. His suggestions is to reduce pavement width from 30 feet to 26 feet and move curb line 3 feet building sidewalk on that 3 feet. His cost estimate is \$265,989.00. having a 5 foot sidewalk. Josh suggests waiving filing fees & inspection fees when he comes for a modification of subdivision.

Have the City Engineer continue with the inspections.

Josh made motion to waive filing & inspection fees for modification of Steve Drive. Seconded by Tony All in favor.

Send Mr. Perry & P.B members a copy of the City Engineer's estimate.

Meeting adjourned at: 7:00 pm.